



## AMHERST TOWN COUNCIL

RFD# 2023065

Date: April 24, 2023

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**TO:** Mayor Kogon and Members of Council

**SUBMITTED BY:** Andrew Fisher, Director of Planning & Strategic Priorities

**DATE:** April 24, 2023

**SUBJECT:** Development Agreement – Garden Suite on 52 Hickman Street

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**ORIGIN:** An application by David R. Mathiesen on behalf of the property owners, David and Christine Mathiesen, for a development agreement to allow construction of a garden suite on 52 Hickman Street (PID: 25021973).

**LEGISLATIVE AUTHORITY:** *Municipal Government Act Part VIII Planning and Development.*

**RECOMMENDATION:** That Council give second reading of the development agreement to permit a garden suite at 52 Hickman Street.

**BACKGROUND:** An advertised Public Participation Opportunity was held on March 1, 2023. An issue was raised regarding the setback of the building along Snowden Avenue; however, it was resolved on the basis that the distance provided in the proposal conforms with other buildings in the neighborhood. On March 6, 2023 the PAC recommended that Council enter into the attached Development Agreement for 52 Hickman Street that would permit the construction of a garden suite. Council gave First Reading at their regular meeting on March 27, 2023. An advertised Public Hearing was held on April 12, 2023.

Council is referred to the March 6, 2023, staff report to the PAC that contains details about the proposed development, input received through the March 1, 2023, Public Participation Opportunity, information provided by the applicant, and a review of the relevant MPS policies. The draft development agreement is also attached.

**DISCUSSION:** As detailed in the attached staff report to the PAC, the proposal meets the general intent of MPS policies. The development agreement process provided the public an opportunity to give input that is detailed in the report. Should Council decide to give First Reading of the agreement, the public will have another opportunity to provide input at a public hearing before Council.

**FINANCIAL IMPLICATIONS:** No significant costs specific to this issue. Ongoing tax revenue upon completion of the development.

**SOCIAL JUSTICE IMPLICATIONS:** None specific to this issue.





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**ENVIRONMENTAL IMPLICATIONS:** The proposal is considered infill development and represent efficient use of land and does not require significant extension of municipal services.

**COMMUNITY ENGAGEMENT:** March 1, 2023 Public Participation Opportunity, and April 12, 2023 Public Hearing. If approved, notice of the right to appeal council's decision is placed in the local newspaper.

**ALTERNATIVES:** 1) Refer the application back to the PAC for more information; 2) Reject the application citing specific policies that are not met by the proposal.

**ATTACHMENTS:** 1) Development Agreement; 2) Staff report to PAC.

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Report prepared by:

Report and Financial approved by:

